

LOCAL BANKRUPTCY FORM 3015-1

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE: : CHAPTER 13
ANJANEYULU UPPALA :
: CASE NO. 5-17-02392
:
: ORIGINAL PLAN
: 1st AMENDED PLAN (Indicate 1ST, 2ND,
: 3RD), etc.
: 43 Number of Motions to Avoid Liens
: 4 Number of Motions to Value Collateral

CHAPTER 13 PLAN

NOTICES

Debtors must check one box on each line to state whether or not the plan includes each of the following items. If an item is checked as "Not Included" or if both boxes are checked or if neither box is checked, the provision will be ineffective if set out later in the plan.

1	The plan contains nonstandard provisions, set out in § 9, which are not included in the standard plan as approved by the U.S. Bankruptcy Court for the Middle District of Pennsylvania.	(X) Included	() Not Included
2	The plan contains a limit on the amount of a secured claim, set out in § 2.E, which may result in a partial payment or no payment at all to the secured creditor.	(X) Included	() Not Included
3	The plan avoids a judicial lien or nonpossessory, nonpurchase-money security interest, set out in § 2.G.	(X) Included	() Not Included

YOUR RIGHTS WILL BE AFFECTED

READ THIS PLAN CAREFULLY. If you oppose any provision of this plan, you must file a timely written objection. This plan may be confirmed and become binding on you without further notice or hearing unless a written objection is filed before the deadline stated on the Notice issued in connection with the filing of the plan.

1. PLAN FUNDING AND LENGTH OF PLAN.

A. Plan Payments From Future Income

1. To date, the Debtor paid \$5,055.65 (enter \$0 if no payments have been made to the Trustee to date). Debtor shall pay to the Trustee for the remaining term of the plan the following payments. If applicable, in addition to monthly plan payments, Debtor shall make conduit payments through the Trustee as set forth below. The total base plan is \$104,182.87, plus other payments and property stated in § 1B below:

Start mm/yyyy	End mm/yyyy	Plan Payment	Estimated Conduit Payment	Total Monthly Payment	Total Payment Over Plan Tier
02/2018	08/2018	858.56	0.00	858.56	6009.92
09/2018	05/2019	1,633.56	0.00	1,633.56	14,702.04
06/2019	07/2022	2,063.56	0.00	2,063.56	78,415.28
				Total Payments:	104,182.89

2. If the plan provides for conduit mortgage payments, and the mortgagee notifies the Trustee that a different payment is due, the Trustee shall notify the Debtor and any attorney for the Debtor, in writing, to adjust the conduit payments and the plan funding. Debtor must pay all post-petition mortgage payments that come due before the initiation of conduit mortgage payments.

3. Debtor shall ensure that any wage attachments are adjusted when necessary to conform to the terms of the plan.

4. CHECK ONE: () Debtor is at or under median income. *If this line is checked, the rest of § 1.A.4 need not be completed or reproduced.*

(X) Debtor is over median income. Debtor calculates that a minimum of \$0.00 must be paid to allowed unsecured creditors in order to comply with the Means Test.

B. Additional Plan Funding From Liquidation of Assets/Other

1. The Debtor estimates that the liquidation value of this estate is \$ 3,095.84. (Liquidation value is calculated as the value of all non-exempt assets after the deduction of valid liens and encumbrances and before the deduction of Trustee fees and priority claims.) The interest in JR Petroleum, LLC has not been included in the liquidation value, because the property has been surrendered to creditors. The landlord/Tenant claim against Chary Isley has also not been included in the liquidation value, because it is non-productive.

Check one of the following two lines.

X No assets will be liquidated. *If this line is checked, the rest of § 1.8 need not be completed or reproduced.*

_____ Certain assets will be liquidated as follows:

2. In addition to the above specified plan payments, Debtor shall dedicate to the plan proceeds in the estimated amount of \$_____ from the sale of property known and designated as _____. All sales shall be completed by_____, 20_____. If the property does not sell by the date specified, then the disposition of the property shall be as follows:
3. Other payments from any source(s) (describe specifically) shall be paid to the Trustee as follows: _____

2. SECURED CLAIMS.

A. Pre-Confirmation Distributions. Check one.

 X None. If "None" is checked, the rest of § 2.A need not be completed or reproduced.

_____ Adequate protection and conduit payments in the following amounts will be paid by the Debtor to the Trustee. The Trustee will disburse these payments for which a proof of claim has been filed as soon as practicable after receipt of said payments from the Debtor.

Name of Creditor	Last Four Digits of Account Number	Estimated Monthly Payment

1. The Trustee will not make a partial payment. If the Debtor makes a partial plan payment, or if it is not paid on time and the Trustee is unable to pay timely a payment due on a claim in this section, the Debtor's cure of this default must include any applicable late charges.

2. If a mortgagee files a notice pursuant to Fed. R. Bankr. P. 3002.1(b), the change in the conduit payment to the Trustee will not require modification of this plan.

B. Mortgages (Including Claims Secured by Debtor's Principal Residence) and other Direct Payments by Debtor. Check one.

- ☐ None. If "None" is checked, the rest of § 2.B need not be completed or reproduced.
- ☒ Payments will be made by the Debtor directly to the creditor according to the original contract terms, and without modification of these terms unless otherwise agreed to by the contracting parties.
All liens survive the plan if not avoided or paid in full under the plan.

Name of Creditor	Description of Collateral	Last Four Digits of Account Number
Chizkaya Kalmanowitz 10 Getzil Berger Blvd. #302 Monroe, NY 10950	Rental property 517-519 Luzerne St. Scranton, PA 18505	
Fidelity Deposit & Discount Bank 338 N. Washington Ave. Scranton, PA 18503	Rental property 1726-1728 Wayne Ave. Scranton, PA 18508	2677
M&T Bank PO Box 1288 Buffalo, NY 14240	Rental property 341 Railroad Ave. Scranton, PA 18505	4098
M&T Bank PO Box 1288 Buffalo, NY 14240	Rental property 340-342 Railroad Ave. Scranton, PA 18505	4072
Fidelity Deposit & Discount Bank 338 N. Washington Ave. Scranton, PA 18503	Rental property 339 Railroad Ave. Scranton, PA 18505	16 CV 5503
Fidelity Deposit & Discount Bank 338 N. Washington Ave. Scranton, PA 18503	Rental property 1926 Price St. Scranton, PA 18504	16 CV 5503
Mercedes-Benz Financial c/o Bk Servicing, LLC PO Box 131265 Roseville, MN 55113-0011	2010 Mercedes-Benz E350	1001

C. Arrears (Including, but not limited to claims secured by Debtor's principal residence). Check one.

- ☐ None. If "None" is checked, the rest of § 2.C need not be completed or reproduced.

- X The Trustee shall distribute to each creditor set forth below the amount of arrearages in the allowed proof of claim. If post-petition arrears are not itemized in an allowed claim, they shall be paid in the amount stated below. Unless otherwise ordered, if relief from the automatic stay is granted as to any collateral listed in this section, all payments to the creditor as to that collateral shall cease, and the claim will no longer be provided for under § 1322(b)(5) of the Bankruptcy Code:

Name of Creditor	Description of Collateral	Estimated Pre-Petition Arrears to Be Cured	Estimated Post-Petition Arrears to Be Cured	Estimated Total to Be paid in plan
Chizkaya Kalmanowitz 10 Getzil Berger Blvd. #302 Monroe, NY 10950	Rental property 517-519 Luzerne St. Scranton, PA 18505	6,200.00	0.00	6,200.00
Fidelity Deposit & Discount Bank 338 N. Washington Ave. Scranton, PA 18503	Rental property 1726-1728 Wayne Ave. Scranton, PA 18508	3,315.55	0.00	3,315.55
M&T Bank PO Box 1288 Buffalo, NY 14240	Rental property 341 Railroad Ave. Scranton, PA 18505	9,064.11	0.00	9,064.11
M&T Bank PO Box 1288 Buffalo, NY 14240	Rental property 340-342 Railroad Ave. Scranton, PA 18505	6,236.68	0.00	6,238.68
Mercedes-Benz Financial c/o BK Servicing, LLC PO Box 131265 Roseville, MN 55113-0011	2010 Mercedes-Benz E350	851.83	0.00	851.83

D. Other secured claims (conduit payments and claims for which a § 506 valuation is not applicable. etc.)

 None. *If "None is checked, the rest of § 2.0 need not be completed or reproduced.*

- X The claims below are secured claims for which a § 506 valuation is not applicable, and can include: (1) claims that were either (a) incurred within 910 days of the petition date and secured by a purchase money security

interest in a motor vehicle acquired for the personal use of the Debtor, or (b) incurred within 1 year of the petition date and secured by a purchase money security interest in any other thing of value;(2) conduit payments; or (3) secured claims not provided for elsewhere.

1. The allowed secured claims listed below shall be paid in full and their liens retained until completion of payments under the plan.

2. In addition to payment of the allowed secured claim, present value interest pursuant to 11 U.S.C. §1325(a)(5)(B)(ii) will be paid at the rate and in the amount listed below, unless an objection is raised. If an objection is raised, then the court will determine the present value interest rate and amount at the confirmation hearing.

3. Unless otherwise ordered, if the claimant notifies the Trustee that the claim was paid, payments on the claim shall cease.

Name of Creditor	Description of Collateral	Principal Balance of Claim	Interest Rate	Total to Be Paid in Plan
City of Scranton Tax Office Delinquent Waste 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 517-519 Luzerne St. Scranton, PA 18505	2,494.57	9.00	3,617.12
City of Scranton Tax Office Delinquent Waste 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 1726-1728 Wayne Ave. Scranton, PA 18508	2,494.57	9.00	3,617.12
City of Scranton Tax Office Delinquent Waste 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 341 Railroad Ave. Scranton, PA 18505	1,644.76	9.00	2,384.90
City of Scranton Tax Office Delinquent Waste	Rental property 341 Railroad Ave.	2,494.57	9.00	3,617.12

1170 Highway 315, Suite 5 Plains, PA 18702	Scranton, PA 18505			
City of Scranton Tax Office Delinquent Waste 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 340-342 Railroad Ave. Scranton, PA 18505	2,084.67	9.00	3,022.77
City of Scranton Tax Office Delinquent Waste 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 339 Railroad Ave. Scranton, PA 18505	1,362.29	9.00	1,975.32
City of Scranton Tax Office Delinquent Waste 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 318 N. Sumner Ave. Scranton, PA 18504	2,494.57	9.00	3,617.13
City of Scranton Tax Office Delinquent Waste 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 1926 Price St. Scranton, PA 18504	2,494.57	9.00	3,617.13
City of Scranton Tax Office 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 517-519 Luzerne St. Scranton, PA 18505	705.76	9.00	1,023.35
City of Scranton Tax Office 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 1726-1728 Wayne Ave. Scranton, PA 18508	1,114.49	9.00	1,616.01
City of Scranton Tax Office	Rental property	406.77	9.00	586.82

1170 Highway 315, Suite 5 Plains, PA 18702	339 Railroad Ave. Scranton, PA 18505			
City of Scranton Tax Office 1170 Highway 315, Suite 5 Plains, PA 18702	318 N. Sumner Ave. Scranton, PA 18504	798.03	9.00	1,157.14
City of Scranton Tax Office 1170 Highway 315, Suite 5 Plains, PA 18702	Rental property 1926 Price St. Scranton, PA 18504	603.01	9.00	874.36
Lackawanna County Tax Claim Bureau 135 Jefferson Ave. Scranton, PA 18503	Rental property 517-519 Luzerne St. Scranton, PA 18505	3,328.99	9.00	4,827.04
Lackawanna County Tax Claim Bureau 135 Jefferson Ave. Scranton, PA 18503	Rental property 1726-1728 Wayne Ave. Scranton, PA 18508	4,369.84	9.00	6,336.29
Lackawanna County Tax Claim Bureau 135 Jefferson Ave. Scranton, PA 18503	Rental property 339 Railroad Ave. Scranton, PA 18505	1,823.41	9.00	2,643.96
Lackawanna County Tax Claim Bureau 135 Jefferson Ave. Scranton, PA 18503	Rental property 318 N. Sumner Ave. Scranton, PA 18504	3,521.09	9.00	5,105.59
Lackawanna County Tax Claim Bureau 135 Jefferson Ave.	Rental property 1926 Price St. Scranton, PA 18504	3,096.75	9.00	1,393.55

Scranton, PA 18503				
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 517-519 Luzerne St. Scranton, PA 18505	866.18	0.00	866.18
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 517-519 Luzerne St. Scranton, PA 18505	983.97	0.00	983.97
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 1726-1728 Wayne Ave. Scranton, PA 18508	2,404.46	0.00	2,404.46
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 341 Railroad Ave. Scranton, PA 18505	643.60	0.00	643.60
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 341 Railroad Ave. Scranton, PA 18505	1,012.86	00.00	1,012.86
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 340-342 Railroad Ave. Scranton, PA 18505	914.09	0.00	914.09
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 340-342 Railroad Ave. Scranton, PA 18505	1,546.26	0.00	1,546.26
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 339 Railroad Ave. Scranton, PA 18505	720.36	0.00	750.36
Pennsylvania American Water PO Box 578 Alton, IL 62002- 0578	Rental property 318 N. Sumner Ave. Scranton, PA 18504	1,630.85	0.00	1,630.85
Pennsylvania American Water PO Box 578	Rental property 1926 Price St.	867.98	0.00	867.98

Alton, IL 62002-0578	Scranton, PA 18504			
Pennsylvania American Water PO Box 578 Alton, IL 62002-0578	Rental property 1926 Price St. Scranton, PA 18504	622.21	0.00	622.21

E. Secured claims for which a § 506 valuation is applicable. Check one.

☐ None. If "None" is checked, the rest of § 2.E need not be completed or reproduced.

☒ Claims listed in the subsection are debts secured by property not described in § 2.D of this plan. These claims will be paid in the plan according to modified terms, and liens retained until entry of discharge. The excess of the creditor's claim will be treated as an unsecured claim. Any claim listed as "\$0.00" or "NO VALUE" in the "Modified Principal Balance" column below will be treated as an unsecured claim. The liens will be avoided or limited through the plan or Debtor will file an adversary action (select method in last column). To the extent not already determined, the amount, extent will be determined by the court at the confirmation hearing. Unless otherwise ordered, if the claimant notifies the Trustee that the claim was paid, payments on the claim shall cease.

Name of Creditor	Description of Collateral	Value of Collateral (Modified Principal)	Interest Rate	Total Payment	Plan or Adversary Action
Fidelity Deposit & Discount Bank 338 N. Washington Ave. Scranton, PA 18503	Rental property 517-519 Luzerne St. Scranton, PA 18505	29,480.00 -21,200.00 -3328.99 -705.76 <u>-2494.57</u> 1770.87	5.50	2,257.87	Plan
Penn East Federal Credit Union Attn: B. Chuff 1300 Mylert Ave.	Rental property 339 Railroad Ave. Scranton, PA 18505	21,570.00	5.50	0.00	Adversary

Scranton, PA 18509					
Penn East Federal Credit Union Attn: B. Chuff 1300 Mylert Ave. Scranton, PA 18509	Rental property 318 N. Sumner Ave. Scranton, PA 18504	26,913.00	5.50	0.00	Adversary
Penn East Federal Credit Union Attn: B. Chuff 1300 Mylert Ave. Scranton, PA 18509	Rental property 1926 Price St. Scranton, PA 18504	29,670.00	0.00	0.00	Adversary

F. Surrender of Collateral. Check one.

☐ None. If "None" is checked, the rest of § 2.F need not be completed or reproduced.

☒ The Debtor elects to surrender to each creditor listed below the collateral that secures the creditor's claim. The Debtor requests that upon confirmation of this plan the stay under 11 U.S.C. § 362(a) be terminated as to the collateral only and that the stay under §1301 be terminated in all respects. Any allowed unsecured claim resulting from the disposition of the collateral will be treated in Part 4 below.

Name of Creditor	Description of Collateral to be Surrendered
Santander Consumer USA	2011 BMW 7 Series
Fidelity Deposit & Discount Bank	Rental property 954 ½ Ridge Ave. Scranton, PA 18510
Fidelity Deposit & Discount Bank	Rental property 954 Ridge Ave. Scranton, PA 18510
Fidelity Deposit & Discount Bank	Rental property 437 Railroad Ave. Scranton, PA 18505
Fidelity Deposit & Discount Bank	Rental property 521-523-525 Luzerne St. Scranton, PA 18504
LA Commercial Services, LLC	Rental property 921 Pittston Ave. Scranton, PA 18505

LA Commercial Services, LLC	Rental property 611-613 S. 9 th St. Scranton, PA 18504
LA Commercial Services, LLC	Rental property 333 Fifth Ave. Scranton, PA 18505
LA Commercial Services	Rental property 542 N. Rebecca Ave. Scranton, PA 18504

G. Lien Avoidance. Do not use for mortgages or for statutory liens, such as tax liens. Check one.

☐ None. If "None" is checked, the rest of § 2.G need not be completed or reproduced.

☒ The Debtor moves to avoid the following judicial and/or nonpossessory, non-purchase money liens of the following creditors pursuant to § 522(f) (this § should not be used for statutory or consensual liens such as mortgages).

The name of the holder of the lien.	First National Bank of Pennsylvania	Itrea Ventures, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 17-CV-1242	Court of Common Pleas of Lackawanna County 17-CV-2637
A description of the lien property.	517-519 Luzerne St. Scranton, PA 18505	517-519 Luzerne St. Scranton, PA 18505
The value of the lien property	29,480.00	29,480.00
The sum of senior liens.	29,480.00	146,261.43
The value of any exemption claimed.	3,224.88	3,224.88
The amount of the lien.	116,781.43	73,274.36
The amount of the lien to be avoided	116,781.43	73,274.36

The name of the holder of the lien.	LA Commercial Services, LLC	LA Commercial Services, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 3198-CV-2017	Court of Common Pleas of Lackawanna County 3200-CV-2017
A description of the lien property.	517-519 Luzerne St. Scranton, PA 18505	517-519 Luzerne St. Scranton, PA 18505
The value of the lien property	29,480.00	29,480.00
The sum of senior liens.	219,535.79	313,785.79
The value of any exemption claimed.	3,224.98	3,224.98
The amount of the lien.	94,250.00	133,250.00
The amount of the lien avoided.	94,250.00	133,250.00

The name of the holder of the lien.	Fidelity Deposit & Discount Bank	Fidelity Deposit & Discount Bank
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 16-CV-5503	Court of Common Pleas of Lackawanna County 16-CV-5504
A description of the lien property.	1726-1728 Wayne Ave. Scranton, PA 18508	1726-1728 Wayne Ave. Scranton, PA 18508
The value of the lien property	44,972.00	44,972.00
The sum of senior liens.	63,458.90	143,931.11
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	80,472.21	51,991.84
The amount of the lien avoided.	80,472.21	51,991.84

The name of the holder of the lien.	Fidelity Deposit & Discount Bank	First National Bank of Pennsylvania
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 16-CV-5505	Court of Common Pleas of Lackawanna County 17-CV-1242
A description of the lien property.	1726-1728 Wayne Ave. Scranton, PA 18508	1726-1728 Wayne Ave. Scranton, PA 18508
The value of the lien property	44,972.00	44,972.00
The sum of senior liens.	195,922.95	233,498.00
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	37,575.05	116,781.43
The amount of the lien avoided.	37,575.05	116,781.43

The name of the holder of the lien.	Itrea Ventures, LLC	LA Commercial Services, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 17-CV-26378	Court of Common Pleas of Lackawanna County 17-CV-2637
A description of the lien property.	1726-1728 Wayne Ave. Scranton, PA 18508	1726-1728 Wayne Ave. Scranton, PA 18508
The value of the lien property	44,972.00	44,972.00
The sum of senior liens.	350,279.43	423,553.79
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	73,274.36	94,250.00
The amount of the lien avoided.	73,274.36	94,250.00

The name of the holder of the lien.	LA Commercial Services LLC	
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna county	
A description of the lien property.	1726-1728 Wayne Ave. Scranton, PA 18508	
The value of the lien property	44,972.00	
The sum of senior liens.	517,803.79	
The value of any exemption claimed.	1,000.00	
The amount of the lien.	133,250.00	
The amount of the lien avoided.	133,250.00	

The name of the holder of the lien.	Fidelity Deposit & Discount Bank	Fidelity Deposit & Discount Bank
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 16-CV-5503	Court of Common Pleas of Lackawanna County 16-CV-5504
A description of the lien property.	341 Railroad Ave. Scranton, PA 18505	341 Railroad Ave. Scranton, PA 18505
The value of the lien property	29,060.00	29,060.00
The sum of senior liens.	38,116.33	118,588.54
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	80,472.21	51,991.84
The amount of the lien avoided.	80,472.21	51,991.84

The name of the holder of the lien.	Fidelity Deposit & Discount Bank	First National Bank of Pennsylvania
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 16-CV-5505	Court of Common Pleas of Lackawanna County 17-CV-1242
A description of the lien property.	341 Railroad Ave. Scranton, PA 18505	341 Railroad Ave. Scranton, PA 18505
The value of the lien property	29,060.00	29,060.00
The sum of senior liens.	170,580.38	208,155.43
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	37,575.05	116,781.43
The amount of the lien avoided.	37,575.05	116,781.43

The name of the holder of the lien.	Itrea Ventures, LLC	LA Commercial Services, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 17-CV-2637	Court of Common Pleas of Lackawanna County 16-CV-5503
A description of the lien property.	341 Railroad Ave. Scranton, PA 18505	341 Railroad Ave. Scranton, PA 18505
The value of the lien property	29,060.00	29,060.00
The sum of senior liens.	324,936.86	398,211.22
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	73,274.36	94,250.00
The amount of the lien avoided.	73,274.36	94,250.00

The name of the holder of the lien.	LA Commercial Services, LLC	Fidelity Deposit & Discount Bank
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 3200-CV-2017	Court of Common Pleas of Lackawanna County 16-CV-5503
A description of the lien property.	341 Railroad Ave. Scranton, PA 18505	340-342 Railroad Ave. Scranton, PA 18505
The value of the lien property	29,060.00	44,363.00
The sum of senior liens.	492,461.41	42,779.84
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	133,250.00	80,472.21
The amount of the lien avoided.	133,250.00	80,472.21

The name of the holder of the lien.	Fidelity Deposit & Discount Bank	Fidelity Deposit & Discount Bank
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 16-CV-5504	Court of Common Pleas of Lackawanna County 16-CV-5505
A description of the lien property.	340-342 Railroad Ave. Scranton, PA 18505	340-342 Railroad Ave. Scranton, PA 18505
The value of the lien property	44,363.00	44,363.00
The sum of senior liens.	123,252.05	175,243.89
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	51,991.84	37,575.00
The amount of the lien avoided.	51,991.84	37,575.00

The name of the holder of the lien.	First National Bank of Pennsylvania	Itrea Ventures, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 17-CV-1242	Court of Common Pleas of Lackawanna County 17-CV-2637
A description of the lien property.	340-342 Railroad Ave. Scranton, PA 18505	340-342 Railroad Ave. Scranton, PA 18505
The value of the lien property	44,363.00	44,363.00
The sum of senior liens.	212,818.89	329,600.32
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	116,781.43	73,274.36
The amount of the lien avoided.	116,781.43	73,274.36

The name of the holder of the lien.	LA Commercial Services, LLC	LA Commercial Services, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 3198-CV-2017	Court of Common Pleas of Lackawanna County 3200-CV-2017
A description of the lien property.	340-342 Railroad Ave. Scranton, PA 18505	340-342 Railroad Ave. Scranton, PA 18505
The value of the lien property	44,363.00	44,363.00
The sum of senior liens.	402,874.68	497,124.68
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	94,250.00	133,250.00
The amount of the lien avoided.	94,250.00	133,250.00

The name of the holder of the lien.	Fidelity Deposit & Discount Bank	Fidelity Deposit & Discount Bank
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 16-CV-5504	Court of Common Pleas of Lackawanna County 16-CV-5505
A description of the lien property.	339 Railroad Ave., Scranton, PA 18505	339 Railroad Ave., Scranton, PA 18505
The value of the lien property	21,570.00	21,570.00
The sum of senior liens.	21,570.00	73,561.81
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	51,991.84	37,575.00
The amount of the lien avoided.	51,991.84	37,575.00

The name of the holder of the lien.	First National Bank of Pennsylvania	Itrea Ventures, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 17-CV-1242	Court of Common Pleas of Lackawanna County 17-CV-2637
A description of the lien property.	339 Railroad Ave. Scranton, PA 18505	339 Railroad Ave. Scranton, PA 18505
The value of the lien property	21,570.00	21,570.00
The sum of senior liens.	111,136.81	227,918.024
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	116,781.43	73,271.36
The amount of the lien avoided	116,781.43	73,271.36

The name of the holder of the lien.	LA Commercial Services, LLC	LA Commercial Services, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 3198-CV-2017	Court of Common Pleas of Lackawanna County 3200-CV-2017
A description of the lien property.	339 Railroad Ave. Scranton, PA 18505	339 Railroad Ave. Scranton, PA 18505
The value of the lien property	21,570.00	21,570.00
The sum of senior liens.	301,189.60	395,439.60
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	94,250.00	133,250.00
The amount of the lien avoided.	94,250.00	133,250.00

The name of the holder of the lien.	Fidelity Deposit & Discount Bank	Fidelity Deposit & Discount Bank
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 16-CV-5504	Court of Common Pleas of Lackawanna County 16-CV-5505
A description of the lien property.	1926 Price St. Scranton, PA 18504	1926 Price St. Scranton, PA 18504
The value of the lien property	29,670.00	29,670.00
The sum of senior liens.	29,670.00	81,661.84
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	51,991.84	37,575.05
The amount of the lien avoided.	51,991.84	37,575.05

The name of the holder of the lien.	First National Bank of Pennsylvania	Itrea Ventures, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 17-CV-1242	Court of Common Pleas of Lackawanna County 17-CV-2637
A description of the lien property.	1926 Price St. Scranton, PA 18504	1926 Price St. Scranton, PA 18504
The value of the lien property	29,670.00	29,670.00
The sum of senior liens.	119,236.89	236,018.32
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	116,781.43	73,274.36
The amount of the lien avoided.	116,781.43	73,274.36

The name of the holder of the lien.	LA Commercial Services, LLC	LA Commercial Services, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 3198-CV-2017	Court of Common Pleas of Lackawanna County 3200-CV-2017
A description of the lien property.	1926 Price St. Scranton, PA 18504	1926 Price St. Scranton, PA 18504
The value of the lien property	29,670.00	29,670.00
The sum of senior liens.	309,292.68	403,542.68
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	94,250.00	133,250.00
The amount of the lien avoided.	94,250.00	133,250.00

The name of the holder of the lien.	Fidelity Deposit & Discount Bank	Fidelity Deposit & Discount Bank
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 16-CV-5054	Court of Common Pleas of Lackawanna County 16-CV-5505
A description of the lien property.	318 N. Sumner Ave. Scranton, PA 18504	318 N. Sumner Ave. Scranton, PA 18504
The value of the lien property	26,913.00	26,913.00
The sum of senior liens.	26,913.00	78,904.84
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	51,991.84	37,575.00
The amount of the lien avoided.	51,991.84	37,575.00

The name of the holder of the lien.	<i>First National Bank of Pennsylvania</i>	<i>Itrea Ventures, LLC</i>
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 17-CV-1242	Court of Common Pleas of Lackawanna County 17-CV-2637
A description of the lien property.	318 N. Sumner Ave. Scranton, PA 18504	318 N. Sumner Ave. Scranton, PA 18504
The value of the lien property	29,913.00	29,913.00
The sum of senior liens.	116,479.84	233,261.27
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	116,781.43	73,274.36
The amount of the lien avoided.	116,781.43	73,274.36

The name of the holder of the lien.	LA Commercial Services, LLC	LA Commercial Services, LLC
A description of the lien. For a judicial lien, include court and docket number.	Court of Common Pleas of Lackawanna County 3198-CV-2017	Court of Common Pleas of Lackawanna County 3200-CV-2017
A description of the lien property.	318 N. Sumner Ave. Scranton, PA 18504	318 N. Sumner Ave. Scranton, PA 18504
The value of the lien property	29,913.00	29,913.00
The sum of senior liens.	306,536.63	400,785.63
The value of any exemption claimed.	1,000.00	1,000.00
The amount of the lien.	94,250.00	133,250.00
The amount of the lien avoided.	94,250.00	133,250.00

3. PRIORITY CLAIMS.

A. Administrative Claims

1. Trustee's Fees. Percentage fees payable to the Trustee will be paid at the rate fixed by the United States Trustee.
2. Attorney's fees. Complete only one of the following options:
 - a. In addition to the retainer of _____ already paid by the Debtor, the amount of \$_____ in the plan. This represents the unpaid balance of the presumptively reasonable fee specified in L.B.R. 2016-2(c); or
 - b. \$ 345.00 per hour, with the hourly rate to be adjusted in accordance with the terms of the written fee agreement between the Debtor and the attorney. Payment of such lodestar compensation shall require a separate fee application with the compensation approved by the Court pursuant to L.B.R. 2016-2(b).
3. Other. Other administrative claims not included in §§ 3A1 or 3A2 above.

Check one of the following two lines.

☒ None. If "None" is checked, the rest of § 3.A.3 need not be completed or reproduced.

☐ The following administrative claims will be paid in full.

Name of Creditor	Estimated Total Payment

B. Priority Claims (Including, but not limited to, Domestic Support Obligations other than those treated in §3.C below). Check one of the following two lines.

☒ None. If "None" is checked, the rest of § 3.B need not be completed or reproduced.

☐ Allowed unsecured claims, including domestic support obligations, entitled to priority under § 1322(a) will be paid in full unless modified under § 9.

Name of Creditor	Estimated Total Payment

C. Domestic Support Obligations assigned to or owed to a governmental unit under 11 U.S.C. §507(a)(1)(B). Check one of the following two lines.

☒ None. If "None" is checked, the rest of § 3.C need not be completed or reproduced.

☐ The allowed priority claims listed below are based on a domestic support obligation that has been assigned to or is owed to a governmental unit and will be paid less than the full amount of the claim. This plan provision requires that payments in § 1.A. be for a term of 60 months (see 11 U.S.C. §1322(a)(4)).

Name of Creditor	Estimated Total Payment

4. UNSECURED CLAIMS

A. Claims of Unsecured Nonpriority Creditors Specially Classified. Check one of the following two lines.

☒ None. If "None" is checked, the rest of § 4.A need not be completed or reproduced.

☐ To the extent that funds are available, the allowed amount of the following unsecured claims, such as co-signed unsecured debts, will be paid before other, unclassified, unsecured claims. The claim shall be paid interest at the rate stated below. If no rate is stated, the interest rate set forth in the proof of claim shall apply.

Name of Creditor	Reason for Special Classification	Estimated Amount of Claim	Interest Rate	Estimated Total Payment

B. Remaining allowed unsecured claims will receive a pro-rata distribution of funds remaining after payment of other classes.

5. EXECUTORY CONTRACTS AND UNEXPIRED LEASES. Check one of the following two lines.

☐ None. If "None" is checked, the rest of § 5 need not be completed or reproduced.

☒ The following contracts and leases are assumed (and arrears in the allowed claim to be cured in the plan) or rejected:

Name of Other Party	Description of Contract or Lease	Monthly Payment	Interest Rate	Estimated Arrears	Total Plan Payment	Assume or Reject
Inez Gertrude Walker	Residential lease of 954 ½ Ridge Ave., Scranton, PA 18510	900.00	00.00	0.00	0.00	Reject
Juan Miguel Palafox	Residential lease of 921 Pittston Ave., 1 st floor, Scranton, PA 18505	800.00	0.00	0.00	0.00	Reject
Vicky & Huevo Matamoros	Residential lease of 921 Pittston Ave. 2 nd floor,	800.00	0.00	0.00	0.00	Reject

	Scranton, PA 18505					
Bhim R. Darjee	Residential lease of 437 Railroad Ave., Scranton, PA 18505	700.00	0.00	0.00	0.00	Reject
Quatione Brown	Residential lease of 333 Fifth Ave., Scranton, PA 18505	800.00	0.00	0.00	0.00	Reject
Tiffany Georgia Domenech	Residential lease of 521 Luzerne St., Scranton, PA 18504	850.00	0.00	0.00	0.00	Reject
Chary Isley	Residential lease of 517 Luzerne St., Scranton, PA 18505	875.00	0.00	0.00	0.00	Reject
Tshinkala Kibingwa	Residential lease of 341 Railroad Ave., 1 st floor, Scranton, PA 18505	650.00	0.00	0.00	0.00	Assume
Nirmala Jangala	Residential lease of 341 Railroad Ave., 2 nd floor, Scranton, PA 18505	600.00	0.00	0.00	0.00	Assume
Maria D. Rodriguez	Residential lease of 339 Railroad Ave., Scranton, PA 18505	700.00	0.00	0.00	0.00	Reject
Maria M. Morales	Residential lease of 340 Railroad Ave., Scranton, PA 18505	700.00	0.00	0.00	0.00	Assume
Autumn Everett	Residential lease of 342 Railroad Ave., Scranton, PA 18505	900.00	0.00	0.00	0.00	Assume
Jessica J. Caban Gonzalez	Residential lease of 613 S. 9 th St., Scranton, PA 18504	850.00	0.00	0.00	0.00	Reject
Ramon Enrique Maisonet Sanchez	Residential lease 611 S. 9 th St., Scranton, PA 18504	750.00	0.00	0.00	0.00	Reject

Nelson Quimby Rivera	Residential lease of 318 N. Sumner Ave. 1 st floor, Scranton, PA 18504	850.00	0.00	0.00	0.00	Reject
Jolene April Knight	Residential lease of 318 N. Sumner Ave., 2 nd floor, Scranton, PA 18504	800.00	00.00	0.00	800.00	Reject
Thomas Smith	Residential lease of 1926 Price St., Apt. B, Scranton, PA 18504	590.00	0.00	0.00	0.00	Assume
Willeen Monique Eichelsderfer	Residential lease of 542 N. Rebecca Ave, Scranton, PA 18504	800.00	0.00	0.00	0.00	Reject

6. VESTING OF PROPERTY OF THE ESTATE.

Property of the estate will vest In the Debtor upon

Check the applicable line:

- ☐ plan confirmation.
☐ entry of discharge.
☒ closing of the case:

7. DISCHARGE: (Check one)

- (X) The debtor will seek a discharge pursuant to § 1328(a).
 () The debtor is not eligible for a discharge because the debtor has previously received a discharge described in § 1328(f).

8. ORDER OF DISTRIBUTION:

If a pre-petition creditor files a secured, priority or specially classified claim after the bar date, the Trustee will treat the claim as allowed, subject to objection by the Debtor.

Level 1 _____
 Level 2 _____
 Level 3 _____
 Level 4 _____
 Level 5 _____
 Level 6 _____

Level 7 _____
Level 8 _____

If the above Levels are filled in, the rest of § 8 need not be completed or reproduced. If the above Levels are not filled-in, then the order of distribution of plan payments will be determined by the Trustee using the following as a guide:

- Level 1: Adequate protection payments.
- Level 2: Debtor's attorney's fees.
- Level 3: Domestic Support Obligations.
- Level 4: Priority claims, pro rata.
- Level 5: Secured claims, pro rata.
- Level 6: Specially classified unsecured claims.
- Level 7: Timely filed general unsecured claims.
- Level 8: Untimely filed general unsecured claims to which the Debtor has not objected.

9. NONSTANDARD PLAN PROVISIONS

Include the additional provisions below or on an attachment. Any nonstandard provision placed elsewhere in the plan is void. (NOTE: The plan and any attachment must be filed as one document, not as a plan and exhibit.)

- A. The Debtor reserves the right to object to any claim at any time.
- B. Confirmation of the plan will constitute an Order as follows:
 - (1) a valuation under 11 U.S.C. §506 of all liens valued under Paragraph 2E hereof, and
 - (2) both a valuation under 11 U.S.C. §506 and finding of the avoidance of all liens avoided under Paragraph 2G hereof under 11 U.S.C. § 522(f).
- C. Payments will be made by the Debtor directly to Fidelity Deposit & Discount Bank as otherwise agreed to by the contracting parties.
 - (1) 339 Railroad Ave., Scranton, PA 18505
 - Loan amount: \$17,967
 - Term: 10 years
 - Interest rate: 5.5%
 - Monthly payment: \$195.00 per month
 - (2) 1926 Price St., Scranton, PA 18504
 - Loan amount \$23,475.67
 - Loan Term: 10 years
 - Interest rate: 5.5%
 - Monthly payment: \$255.00 per month
- D. Chizikaya Kalmanowitz will be paid off in August 2018 (month 13). Plan payment will increase by \$775.00 in September 2018.
- E. Mercedes-Benz will be paid off in May 2019 (month 22). Plan payment will increase by \$430.00 in June 2019.

Dated: February 8, 2018

/s/C. Stephen Gurdin, Jr.
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WILKES-BARRE PA 18701-2512
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e-mail Stephen@gurdinlaw.com

/s/Anjaneyulu Uppala
Debtor

By filing this document, the debtor, if not represented by an attorney, or the Attorney for Debtor also certifies that this plan contains no nonstandard provisions other than those set out in § 9.